70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

City of Barrie

Meeting Agenda

Affordability Committee

Tuesday, February 27, 2024 | **6:00 PM** | **Council Chambers/Virtual**

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act*, *2001*.

1. PUBLIC MEETING(S)

Public Meetings are held in-person at the City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Tuesday, February 27, 2024 at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

1.1 APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT AGRICULTURE AS A TEMPORARY USE- 15 HARVIE ROAD (WARD 7) (FILE: D30-004-2004)

The purpose of the public meeting is to review an application submitted by SmartCentres on behalf of Barrie-Bryne Developments Ltd for a Zoning By-law amendment to permit agriculture as a temporary use for lands known municipally as 15 Harvie Road.

The site is approximately 33.18 hectares in size and located on the west side of Highway 400, south of Harvie Road and east of Thrushwood Drive. The parcel has been separated into two parts by the extension of Bryne Drive south to Harvie Road, in coordination with the City of Barrie.

The temporary use by-law will permit agriculture as an interim land use prior to the full development of the subject lands for a period of up to 3 years.

Presentation by representatives of SmartCentres.

Presentation by Celeste Kitsemetry, Senior Planner of the Development Services Department.

Attachments: PM1 Notice -15 Harvie Rd Temp Use By-law
PM1 Presentation - 15 Harvie Road Temporary Use By-law
PM1 Memo - 15 Harvie Road Temp Use By-law

1.2 CITY-INITIATED ZONING BY-LAW AMENDMENTS - 50 WORSLEY STREET, 48 DEAN AVENUE AND 29 AND 35 SPERLING DRIVE (WARDS 2, 3 AND 9) (FILES: D30-001-2024, D30-002-2024 AND D30-003-2024)

The purpose of Public Meeting is review (3) three applications for City-initiated Zoning By-law Amendments for properties known municipally as 50 Worsley Street, 48 Dean Avenue and 29 and 35 Sperling Drive.

The proposed Zoning By-law Amendments seek to amend the current zoning on subject properties to algin the properties with the policies of the new Official Plan and facilitate future residential and/or mixed-use residential developments. The following rezonings and site-specific provisions are being considered:

The Zoning By-law Amendments - Site Specific Provisions for each property are as follows:

50 Worsley Street - File: D30-001-2024:

The application proposes to maintain the parent "Central Area Commercial Second Density" (C1-2) zone and add the following special provisions to facilitate a future mixed-use development up to 33 storeys:

Standards	**Zoning By-law 2009-141 (C1-2)**	**Proposed Site-Specific Provisions (C1-2) (SP-XXX)**
Building Height (max.)	10m within 5m of the front lot line and lot flankage, 45m beyond 5m of the front lot line and lot flankage	10m within 5m of the front lot line and lot flankage 99m beyond 5 m of the front lot line and lot flankage
Minimum Coverage for Commercial Uses(% of lot Area)	50%	25%
Gross floor Area (max. % of lot area)	600%	710%
Minimum Parking Requirements	1 parking space per dwelling unit	0.6 parking spaces per per dwelling unit

48 Dean Avenue - File: D30-002-2024

The application proposes to rezone the site from "Shopping Centre Commercial with Special Provisions (C3)(SP-161)" to "Residential Apartment Dwelling, Second Density-1 with Special Provisions (RA2-1)(SP-XXX)" to facilitate a future residential development up to 10 storeys with a maximum residential density of 300 units per hectare. The in effect Special Provision (SP-161) provides for additional permitted uses to the C3 zone already permitted through the new Official Plan, as well as a requirement for a 3m wide landscape area along the boundary of the property with Dean Avenue (except driveways). The landscape area requirement would be maintained/increased through the required front yard setback.

Standards	Zoning By-law 2009-141 (RA2-1)	Proposed Site-Specific Provisions (RA2-1) (SP-XXX)
Side Yard (min.)	5m	3m
Lot Coverage (max.)	35%	57%
Gross Floor Area (max. % of lot area)	200%	209%
Minimum Parking Requrements	1.5 parking spaces per dwelling unit	1.28 parking spaces per dwelling unit

29 and 35 Sperling Drive - File: D30-003-2024

The application proposes to rezone the site from "Highway Industrial" to "Apartment Dwelling Second Density-2 with Special Provisions (RA2-2)(SP-XXX)" to facilitate a future mixed-use development with employment and residential uses, up to 12 storeys.

Standards	Zoning By-law 2009-141 (RA2-2)	Proposed Site-Specific Provisions (RA2-2) (SP-XXX)
Front Yard (min.)	7m	5m
Lot Coverage (max.)	35%	52%
Gross floor Area (max. % of lot area)	200%	265%

Minimum Parking Requirements	1.5 parking spaces per dwelling unit	0.87 parking spaces per dwelling unit

Presentation by Michelle Banfield, Executive Director of Development Services.

Presentation by Jordan Lambie, Senior Urban Design Planner of the Development Services Department.

Attachments: PM Notice - 50 Worsley St 48 Dean Ave 29 and 35 Sperling Dr
PM Presentation - 50 Worsley St, 48 Dean Ave, 29 and 35 Sperling Dr.pdf
PM Memo - 50 Worsley, 48 Dean Ave 29 and 35 Sperling Dr
PM Correspondence 50 Worsley
PM Additions Correspondence 50 Worsley St
PM Additions Correspondence 48 Dean Ave

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED JANUARY 23, 2024

Attachments: Heritage Barrie Report

Recommendation:

NINE MILE PORTAGE SIGNAGE

That staff in the Development Services Department be directed to consult with the Ontario Heritage Trust regarding the location, design and content of the signage for the Nine Mile Portage and report back to the Heritage Barrie Committee.

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca. to ensure availability.